



CITY OF BRUNSWICK

1 W. Potomac Street • Brunswick, Maryland 21716 • (301) 834-7500

Brunswick Planning Commission Minutes September 22, 2008

Commission Members Present: Chair Connie Koenig, Vice Chair Don Krigbaum, Secretary Walt Stull - Council Liaison, Ron Bruchey and Ellis Burruss, Alternate.

Staff Present: Planning & Zoning Administrator Bruce Dell and Development Review Coordinator James Castle.

Chair Koenig called the meeting to order at 7:00 PM.

Chair

Ms. Koenig welcomed Ron Bruchey to the Commission.

Ms. Koenig stated that the night's events were being televised and recorded.

Ms. Koenig asked all those in attendance who were going to speak to rise and be sworn in.

Minutes

The minutes of the August 25, 2008 meeting were approved. (MOTION by Mr. Stull and seconded by Mr. Krigbaum; unanimously passed.)

VOTE: Yea 4 Nay 0

Zoning Administrator

Mr. Dell reminded everyone about the upcoming Maryland Department of Planning Listening Sessions.

Old Business

There were no old business items.

Zoning – Site Plans

Approval

Faith Assembly of God Church Site Plan – Request for Site Plan Approval for proposed addition, located on the south side of Burkittsville Road, West of Petersville Road. Zoning Classification: RS & OS; Water and Sewer Classification: W-3 & 5, S-4 & 5; BR-SP-07-03-SP

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Bruce Dell presented a staff report (attached). Staff recommended approval of the site plan with the following conditions:

1. Rosemont signature block added to first page of site plan
2. Village of Rosemont signatures must be on final mylar.
3. Final Knox box details must be provided to local fire/rescue agencies and Staff.
4. Temporary SEC/SWM must be shown on plan per Frederick County's requirements and approvals.
5. The property must be connected to public water/sewer within 120 days after these utilities are made available for connection.
6. Improvement plans will be required for the property when connecting to City of Brunswick water/sewer.
7. As-builts will need to show the approximate locations of future water/sewer connections.
8. Applicant bound by their testimony.
9. Address applicable agency comments.

Mr. Burruss asked what a knox box is. Mr. Dell informed him that a knox box is used to hold keys to the structures that are accessible to the fire and rescue companies in the event of an emergency.

Mr. Burruss questioned if the new sewer line will be close to the property for connection. Mr. Dell stated that the sewer and water line would be close and the applicant has been in contact with Brunswick Crossing, LLC.

Commissioner Daugherty joined the meeting.

Ms. Koenig asked for clarification regarding the Office of Life Safety not requiring sprinklers. Mr. Castle informed her that this addition was viewed as commercial and as long as the applicant kept the occupancy to 200 or under sprinklers would not be required.

Ms. Koenig asked who would oversee the applicant's connection to the public water/sewer. Mr. Dell stated that the Department of Public Works would oversee the connection.

Mr. Robert Minnick, Faith Assembly of God and the General Contractor spoke on behalf of the applicant.

Mr. Minnick clarified that the building would not have an occupancy over 200 and have no objections connecting to public water and/or sewer.

Ms. Koenig complimented Mr. Minnick on the plans.

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No public comment was offered for or against the project.

Mr. Krigbaum motioned to approve the site plan with staff's recommendations. Mr. Dougherty Seconded the Motion.

VOTE: Yea 5 Nay 0

Zoning – Site Plan

Approval

Brunswick Property Company, LLC – Request for site plan approval for commercial retail use of Basement and Third floor. Kaplon Building, 102 West Potomac Street. Zoning Classification: B2; Water & Sewer classification: W-1, S-1; BR-SP-03-01-SP-3

James Castle reviewed a staff report (attached).

Staff recommended Approval of the Site Plan in accordance with the Staff Report and the following specific conditions:

1. Staff recommends that the Planning Commission find that the combination of provided off-street and available on-street parking complies with the requirements of Article 23.
2. Zoning certificate application, updated fixture unit count and applicable fees will be required for future plumbing work.
3. Applicant will need to verify adequate capacity and taps for APFO approval, if future plumbing is proposed.
4. If any Lighting changes are to be made now or in the future, they must comply with Article 5.12 of the Zoning Ordinance and the Dark Sky Principle.
5. The Office of Life Safety/Fire Marshall must inspect the premises and a copy of the final report sent to Planning Staff.
6. All requirements of the Office of Life Safety/Fire Marshal must be addressed and/or completed before the building can be occupied and a U&O is issued.
7. Address any outstanding agency comments.
8. Apply and receive all necessary County Permits.
9. Staff review and approval of any resubmissions.
10. Address appropriate Agency comments.
11. Applicant bound by their testimony.

Mr. Castle clarified that the applicant does not have a specific user for the property. The applicant is requesting approval for retail use on all four floors. If a less intense use is proposed, Staff can approve the use. If a more intense use is proposed, the Planning Commission must again review the matter.

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Mr. Stull asked if the building had any structural problems.

Mr. Boe Delashmutt, Brunswick Properties, LLC represented the applicant.

Mr. Delashmutt stated that that seal beams are in place and the structure can withstand 200 pounds per square foot.

Mr. Burruss stated that he saw no problems with the request and supported it.

Ms. Koenig stated her concern with multiple businesses claiming the same on street parking. Mr. Castle stated that the language of the zoning ordinance addresses that situation and that Planning Staff will embark on a parking study comparing existing parking and what parking is dictated by the zoning ordinance.

Mr. Stull asked about the clean up of the property. Mr. Delashmutt stated that the building will be cleaned up by Railroad Days and the fence will be fixed.

Ms. Koenig swore in Ms. Kim Cable.

Kim Cable, Fourth Avenue, voiced her concern as to where future new tenants of the Methodist Church would park.

Mr. Stull motioned to approve with staff conditions. Mr. Dougherty seconded the motion.

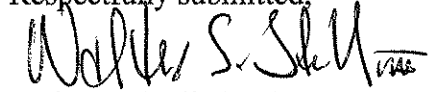
VOTE: Yea 5 Nay 0

Public Comment:

No one wished to address the Commission

The meeting adjourned at 7:30 pm

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Walter S. Stull, III". The signature is fluid and cursive, with a small "III" at the end.

Walter S. Stull, III, Secretary